

**City of Westminster Planning Commission
September 17, 2026 at 6:00pm
Westminster City Hall
100 E. Windsor St**

- I. Call to order**
- II. Invocation and Pledge of Allegiance**
- III. Administration of the Oath of Office**
- IV. Election of Chairperson**
- V. Election of Vice-Chairperson**
- VI. Consideration of October 20, 2025 Meeting Minutes**
- VII. Open Public Hearing regarding the rezoning of 1109 E Main Street (TMS #530-22-08-007)**
The Public Hearing is for anyone who wishes to speak for or against the requested action.
- VIII. Close Public Hearing**
- IX. Consideration of Rezoning Request for 1109 E Main Street (TMS #530-22-08-007)**
The applicant requests that the new parcel, as depicted on the attached plat, be zoned HC (Highway Commercial) in its entirety. The property formerly known as Yousef's Restaurant consisted of multiple parcels, with one parcel zoned HC and the remaining parcels zoned residential. With the issuance of a new plat consolidating the property, it is appropriate for the Planning Commission to consider a single zoning designation for the newly created parcel. Otherwise, the property would have split zoning.

Split zoning can create confusion regarding which portions of a property may be developed or utilized under the Westminster Zoning Ordinance. The HC designation is consistent with the zoning of the parcel on which the existing structure is located and is also the approximate location of the proposed new structure. Assigning HC zoning to the entire newly created parcel would therefore provide a consistent zoning designation and eliminate potential confusion regarding the applicable zoning requirements.

Staff recommends approval.
- X. Open Public Hearing regarding the rezoning of 310 (531-09-01-004), 330 (530-09-01-015) Hall Rd + 530-09-01-006 + 530-09-01-002**
The Public Hearing is for anyone who wishes to speak for or against the requested action.
- XI. Close Public Hearing**
- XII. Consideration of Rezoning Request for 310 (531-09-01-004), 330 (530-09-01-015) Hall Rd + 530-09-01-006 + 530-09-01-002**

The City of Westminster owns five parcels which compromise the Horton Outdoor Recreational Area. The current zoning is R25 on parcels 531-09-01-004, 530-09-01-015, 530-09-01-006; and G2 on parcel 530-01-002. The City requests all parcels to have the same zoning designation G1

so additional recreational assets may be developed.

The Westminster Zoning Ordinance defines G1 as follows:

§ 151.076 - G-1 GOVERNMENT DISTRICT (OFFICE/INSTITUTIONAL).

(A)Purpose. The intent of the G-1 Zoning District is to provide areas for buildings used by local, state, or federal governmental entities for routine office/administration or training/classroom functions. Setbacks and other restrictions/requirements will be determined on a case-by-case basis considering the specific use of the planned facilities and the zoning classifications of adjacent and neighboring properties.

(B)Permitted uses. The following uses shall be permitted in the G-1 Zoning District (including, but not limited to):

(1)City Hall;

(2)Police Department;

(3)Recreation facilities (swimming pool, parks, ball fields, and the like) – (*emphasis added*); and

(4)Public schools.

XIII. **Member Comments**

XIV. **Adjourn**

City of Westminster
MINUTES OF THE PLANNING COMMISSION
October 20, 2025 6:00 pm
Westminster City Hall

The meeting was called to order at 6:00pm. In attendance were Sandra Powell, Ben Lewis, Lacey Moore and Charles Morgan.

Staff:

Assistant City Administrator, Regan Osbon
City Clerk, Kiley Carter

Call to Order

Sandra Powell called the meeting to order at 6:00 pm.

Invocation and Pledge

Sandra Powell led the planning commission in the invocation and the Pledge of Allegiance.

Certification of Quorum

Kiley Carter certified a quorum.

Comments from Staff

Mr. Osbon explained that item #7 on the agenda was not properly listed. Upon a motion by Mr. Morgan and seconded by Mrs. Moore with all in favor, the commission accepted this as a Scrivner's error. Mr. Osbon explained that all procedures were properly followed for this posting this property.

Mr. Osbon thanked everyone for completing their training for commission.

Mr. Osbon announced that the next planning commission meeting is planned for November 17, 2025.

Approval of Minutes

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve September 15, 2025, meeting minutes passed unanimously.

New Business

Public Hearing regarding Annexation and Contingent Zoning Classification of 510 Marcengill Drive (TMS # 249-00-03-010), owned by Swapnil Chourasia.

Mrs. Powell opened the public hearing.

Mr. Swapnil Chourasia expressed how he does not wish to be annexed in.

Mr. Duane Marcengill spoke on behalf of Swapnil Chourasia expressing how unfair annexation into the city is.

Mr. Osbon explained how this property is now contiguous and how annexation comes about.

Mrs. Powell closed the public hearing.

Consideration of Annexation and Contingent Zoning Classification of 510 Marcengill Road (TMS # 249-00-03-010), owned by Swapnil Chourasia.

There was much discussion about the benefits of getting annexed in and the annexation process.

Upon a motion by Mr. Lewis and seconded by Mrs. Moore the **motion to recommend the Annexation of 510 Marcengill Road (TMS # 249-00-03-010), owned by Swapnil Chourasia to City Council, the Planning Commission passed since it meets the letter of the law and on the basis that the planning commission's advice is conveyed to city council to consider this annexation.**

Member	Motion	Vote
Powell		Yes
Lewis	Motion	Yes
Brucke		Yes
Moore	Second	Yes
Morgan		No

The Planning Commission asked Mr. Osbon and staff to communicate with City Council a desire to further discuss the annexation process at a later date.

Adjourn

Upon a motion by Mrs. Moore and seconded by Mr. Lewis, the motion to adjourn the meeting at 6:51 pm passed unanimously.

(Minutes prepared by Kiley Carter)

Sandra Powell, Chairperson



ZONING AMENDMENT APPLICATION

Code Compliance and Development Office
100 E Windsor St, Westminster, SC 29693-0399
864-647-3200 x 105 www.westminstersc.org

Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION			
APPLICATION DATE:	ZA		
PUBLIC HEARING DATE:	RECEIVED BY:		
PROPERTY POSTED DATE:	FEE:		
PUBLICATION DATE:	RECEIPT #:		
SUBJECT PROPERTY INFORMATION			
STREET ADDRESS:	1109 E Main St, Westminster, SC 29693	TMS/PIN #:	CURRENT ZONING: GR
DEED BOOK/PAGE #:		PLAT BOOK/PAGE#: B605 PG10	PROPOSED ZONING: HC
SUBDIVISION NAME:		BLOCK:	LOT:
		AREA SQ. FT.	.62
OWNER(S) OF RECORD			
OWNER(S) NAME:	MEFLEH SUSAN D ETAL		
MAILING ADDRESS:	5986 Financial Dr Norcross Ga 30071	PHYSICAL ADDRESS:	1109 E Main St, Westminster, SC 29693
HOME PHONE:		WORK PHONE:	
EMAIL:	com		
I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested. ☒ I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.			
DATE:		OWNER(S) SIGNATURE	
OWNER(S) AGENT/DESIGNEE			
AGENT NAME:	Yaar Hosseini		
MAILING ADDRESS:	5986 Financial Dr Norcross Ga 30071	PHYSICAL ADDRESS:	1109 E Main St, Westminster, SC 29693
HOME PHONE:		WORK PHONE:	
EMAIL:			
DATE:	6/18/26	AGENT/DESIGNEE SIGNATURE:	

DESCRIPTION OF REQUEST (Answer all questions under this section)		
A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:		
Restaurant with building, parking lot, signage.		
B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:		
Restaurant with building, parking lot, signage.		
C. Describe the existing land use and zoning district classification of all abutting properties:		
Partially GC and partially GR		
D. Describe how the existing conditions have changed making the request valid :		
the property will have no change of use. owner is combining the multiple parcels to one parcel to clean of the land records. Long term benefit to owner and city.		
E. Describe how the proposed amendment will answer the changes of conditions:		
properly designates entire property as commercial.		
F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:		
this is a commercial corridor, there is not change in use.		
SUBMITTAL CHECKLIST		
☒ PRE-APPLICATION CONFERENCE Date: 3/17/26	☒ SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.	☒ ELEVATIONS if new construction or addition.
☐ TRANSPORTATION ANALYSIS, if requested.	☐ CONCEPTUAL MASTER PLAN, if request.	☐ ADDITIONAL INFORMATION, if requested.
☐ OTHER: 		

N/F: MEFLEH YOUSEF & MEFLEH SUSAN D ETAL
1109 EAST MAIN STREET
WESTMINSTER, SOUTH CAROLINA 29693
APN(S): 530-22-08-007, 530-22-08-015, 530-22-08-016,
530-22-08-018 & 530-22-08-019
TAL AREA: 26,989 ± SQUARE FEET, OR 0.620 ± ACRES

ALL THAT LEASE TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WESTMINSTER,
COUNTY OF OCONEE, STATE OF SOUTH CAROLINA, BEING MORE PARTICULARLY BOUNDED
AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (80' PUBLIC RIGHT-OF-WAY, PB. B601-6);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET, NORTH 20°56'14" EAST A DISTANCE OF 111.20 FEET TO A FOUND 1/2" IRON PIPE;

THENCE NORTH 57°26'52" EAST A DISTANCE OF 91.13 FEET TO A SET 5/8" REBAR W/ CAP INSCRIBED "NIX SC LS39661";

THENCE NORTH 57°06'51" EAST A DISTANCE OF 13.14 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 34°40'43" EAST A DISTANCE OF 19.94 FEET TO A FOUND 5/8" REBAR W/ CAP INSCRIBED "S. EDWARDS 19881";

THENCE SOUTH 35°15'03" EAST A DISTANCE OF 93.32 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 35°08'03" EAST A DISTANCE OF 76.18 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 54°27'36" WEST A DISTANCE OF 12.83 FEET TO A FOUND 5/8" REBAR,

THENCE SOUTH 55°26'23" WEST A DISTANCE OF 20.29 FEET TO A FOUND 1" IRON PIPE

THENCE SOUTH 40°36'18" EAST A DISTANCE OF 36.94 FEET TO A FOUND 1/2" REBAR ON THE
NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET, NORTH 79°49'44" WEST A DISTANCE OF 237.25 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 0.620 ACRES (26998.7 SQUARE FEET) MORE OR LESS, AND SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANT OF RECORDS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45073C0315C, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

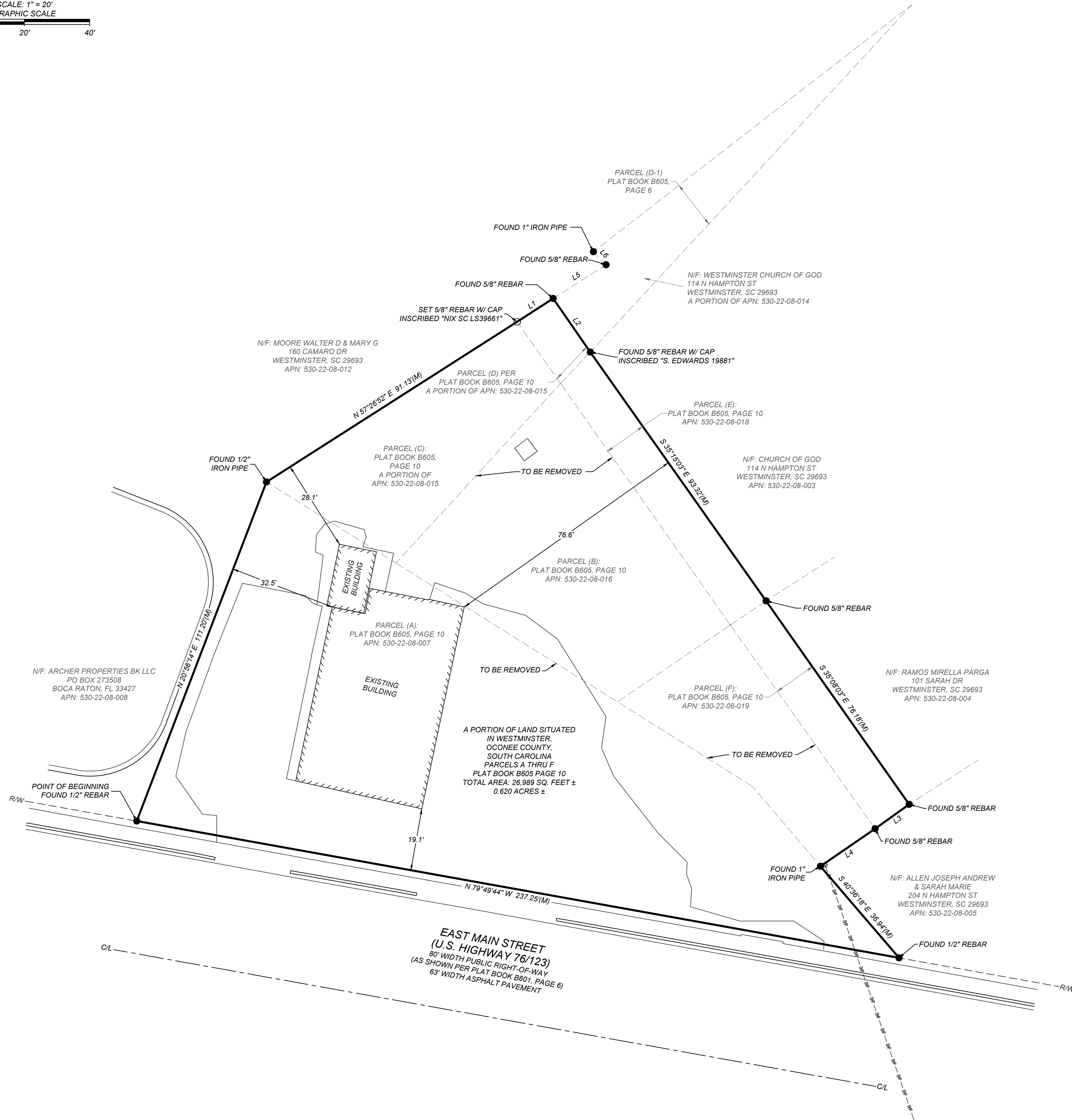
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET. THE BEARING IS DENOTED AS N 79°49'44" W PER GPS COORDINATE OBSERVATIONS SOUTH CAROLINA STATE PLANE, NAD83.

LATITUDE = 34°39'30.2262"
LONGITUDE = -83°05'08.5163"
CONVERGENCE ANGLE = -1°09'22.7166"



WESTMINSTER, OCONEE COUNTY, SOUTH CAROLINA 29693



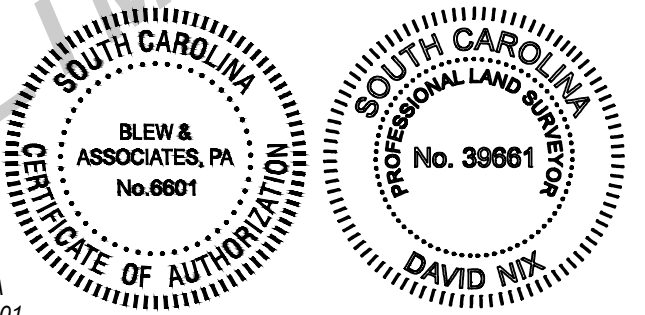
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
4. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM OCONEE COUNTY GIS.
5. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
6. COMPLETED FIELD WORK WAS FEBRUARY 09, 2026.

LINE	BEARING	DISTANCE
L1(M)	N 57°06'51" E	13.14'
L2(M)	S 34°40'43" E	19.94'
L3(M)	S 54°27'36" W	12.83'
L4(M)	S 55°26'23" W	20.29'
L5(M)	N 57°27'02" E	19.21'
L6(M)	N 44°05'24" W	5.57'

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
APN	ASSESSORS PARCEL NUMBER
N/F	NOW OR FORMERLY
(M)	MEASURED DIMENSION
————	BOUNDARY LINE
- - - - -	ADJOINER LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE OF ROAD

DATE OF PLAT OR MAP: 06/15/2026

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



DAVID A. NIX
LAND SURVEYOR NO. 39661
STATE OF SOUTH CAROLINA
SOUTH CAROLINA C.O.A.: 6601

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-0558.02	SURVEY DRAWN BY: MAC - 06/15/2026
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SURVEY REVIEWED BY: LT	SHEET: 1 OF 1
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SURVEY PREPARED FOR:
WAFFLE HOUSE

DATE	REVISION HISTORY	BY



Together We Grow

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA PLANNING COMMISSION MEETING

Notice is hereby given that the **City of Westminster Planning Commission** will hold a public meeting on:

Date: September 17, 2026

Time: 6:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this meeting is to review a new plat and consider zoning the new plat Highway Commercial concerning the following property:

Property Address: 1109 E Main St, Westminster, SC 29693
Parcel ID: 530-22-08-007

The purpose of the request is for the Planning Commission will review the new plat and consider zoning the new plat Highway Commercial in connection with the Waffle House project at 1109 E Main St.

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

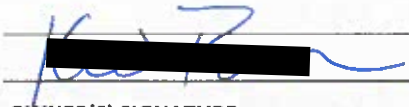


ZONING AMENDMENT APPLICATION

Code Compliance and Development Office
100 E Windsor St, Westminster, SC 29693-0399
864-647-3200 x 105 www.westminstersc.org

Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION			
APPLICATION DATE:	_____ ZA _____		
PUBLIC HEARING DATE:	_____	RECEIVED BY:	_____
PROPERTY POSTED DATE:	_____	FEE:	_____
PUBLICATION DATE:	_____	RECEIPT #:	_____
SUBJECT PROPERTY INFORMATION			
STREET ADDRESS: 310 (531-09-01-004), 330 (530-09-01-015) Hall Rd + 530-09-01-006 + 530-01-002 <u>530-09-01-002</u>		TMS/PIN #:	_____
DEED BOOK/PAGE #: _____		PLAT BOOK/PAGE#: _____	CURRENT ZONING: R25/G3
SUBDIVISION NAME: _____		PROPOSED ZONING: G1	AREA SQ. FT. _____
OWNER(S) OF RECORD			
OWNER(S) NAME: City (Town) of Westminster			
MAILING ADDRESS: PO Box 399, Westminster, SC 29693		PHYSICAL ADDRESS: 100 E Windsor Street, Westminster, SC 29630	
HOME PHONE: 864- XXXX 00	WORK PHONE: _____	CELL PHONE: _____	
EMAIL: _____			
I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested. ☒ I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.			
DATE: August 27, 2026	 OWNER(S) SIGNATURE		
OWNER(S) AGENT/DESIGNEE			
AGENT NAME: _____			
MAILING ADDRESS: _____		PHYSICAL ADDRESS: _____	
HOME PHONE: _____	WORK PHONE: _____	CELL PHONE: _____	
EMAIL: _____			
DATE: _____	AGENT/DESIGNEE SIGNATURE: _____		

DESCRIPTION OF REQUEST (Answer all questions under this section)

A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:

The five parcels make up different sections of the Horton Outdoor Recreational Area which is currently outdoor recreation facilities. Plans are to continue adding outdoor recreational elements to the site and may include a gymnasium in the future.

B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:

Addition of outdoor recreational facilities and possible gymnasium.

C. Describe the existing land use and zoning district classification of all abutting properties:

The parcels are zoned Residential within surrounding properties zoned residential and Westminster Elementary across the street.

D. Describe how the existing conditions have changed making the request valid :

The city's purchase of parcels since 2020 and the construction of outdoor recreational facilities.

E. Describe how the proposed amendment will answer the changes of conditions:

Zoning and use will align.

F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:

Adding outdoor recreational assets within the corporate limits.

SUBMITTAL CHECKLIST

☐ PRE-APPLICATION CONFERENCE Date:	☐ SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site- improvements with setbacks for each.	☐ ELEVATIONS if new construction or addition.
☐ TRANSPORTATION ANALYSIS, if requested.	☐ CONCEPTUAL MASTER PLAN, if request.	☐ ADDITIONAL INFORMATION, if requested.
☐ OTHER:		



Together We Grow

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA PLANNING COMMISSION MEETING

Notice is hereby given that the **City of Westminster Planning Commission** will hold a public meeting on:

Date: September 17, 2026

Time: 6:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this meeting is to consider a zoning map amendment concerning the following properties owned by the City of Westminster, South Carolina:

Parcel IDs: 530-09-01-002, 530-09-01-004, 530-09-01-006, and 530-09-01-015

Owner: City of Westminster, South Carolina

The properties are currently zoned residential. The Planning Commission will consider changing the zoning classification of these City-owned properties to Governmental property.

The purpose of the request is for the Planning Commission to review the proposed rezoning and make its recommendation concerning the change from residential zoning to Governmental property.

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

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REPORT YOUR LOST PET
to Oconee County Animal Shelter 864-822-0221 or email info to ocash@oconeehumane.org

You may include photo.
We will contact you if we find your pet.

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Sail boat for sale.
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Call 815-370-3593

LEGALS

PUBLIC NOTICE
CITY OF WESTMINSTER, SOUTH CAROLINA
BOARD OF ZONING APPEALS
HEARING

Notice is hereby given that the City of Westminster Board of Zoning Appeals will hold a public hearing on:

Date: September 17, 2026
Time: 5:00 PM
Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this hearing is to consider an appeal concerning the following property:
Parcel ID: 530-16-02-013
Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693
The property owner: DHP Real Estate LLC, is appealing the determination and enforcement action of the City of Westminster Codes and Zoning Department regarding the removal of the existing mobile home from the property. The property is located within the placement of the mobile home as determined by the Board of Zoning Appeals. The Board of Zoning Appeals will review the determination and enforcement action of the City of Westminster Codes and Zoning Department regarding the removal of the existing mobile home from the property. The property is located within the placement of the mobile home as determined by the Board of Zoning Appeals.

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tion with the Waffle House project at 115 E Main St.
All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.
This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
CLERK OF COMMON PLEAS
NON-JURY MATTER
CASE NO. 2026-CR-0074
SPENCER WILSON INVESTMENTS, LLC, Plaintiff,
- versus -
JOHN BRYAN WILLIAMS, John Doe Defendant, and John Doe Defendant, all other persons, including but not limited to, any right, title, estate, interest in or lien upon the real estate described in the complaint herein, and any known or unknown heirs or devisees under JOHN BRYAN WILLIAMS, or any person claiming under who is a minor or who may be only an heir or devisee of Defendant.

SPENDERS
NOTICE IS HEREBY GIVEN, that an action has been commenced and is now pending in the Court upon Complaint of the above named Plaintiff against the above named Defendants, for the purpose of removing any cloud from title to the real property which is the subject of this action.

but the subject premises were, at the time of the commencement of this action and at all times thereafter, including the date of the filing of this Notice, situate in Oconee County, South Carolina, and being in the State of South Carolina, County of Oconee.

Town of Seneca, and located on South Second Street a distance of Fifty-four and one-half feet (54'-0") along the line now or formerly of Chapin Williams, and being in the State of South Carolina, County of Oconee, and being in the State of South Carolina, County of Oconee.

Tax Map 6250-35-02-010 Physical Address: 502 E. South Second Street, Seneca, South Carolina 29693

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compliance to be forfeited and applied first to the costs of sale and the balance of Plaintiff's debt. If the highest bidder fails to comply with the bid within thirty (30) days, the Clerk of Court may resell the property on some subsequent sales day.

No personal or deficiency judgment being demanded, the bidding shall be final on the sale date, and the successful bidder may comply immediately.

The successful bidder shall pay all costs associated with recording the deed. The successful bidder will pay interest on the balance of the bid from sale date to compliance date at the rate of 3.257%. The sale shall be subject to taxes, assessments, easements and restrictions of record, and any senior encumbrances.

If an agent of Plaintiff does not appear at the sale, the property shall be withdrawn and sold at the next available sales date upon the same terms and conditions.

NOTICE OF SALE

CIVIL ACTION NO. 2026-CR-07-00133

BY VIRTUE of the judgment granted in Case No. 2026-CR-07-00133, the Plaintiff, Spencer Wilson Investments, LLC, vs. John Bryan Williams, John Doe Defendant, and John Doe Defendant, all other persons or entities entitled to claim through them, all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein, and any person or entity who may be in the military service of the United States of America, being a person or entity who is a minor or who may be only an heir or devisee of Defendant.

Tax Map Number: 520-29-13-011
Property Location: 115 E Railroad Street
Description of proposed action: Add privacy screening on rear decks

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